

# Journey's End Mobile Home Park Relocation Impact Report

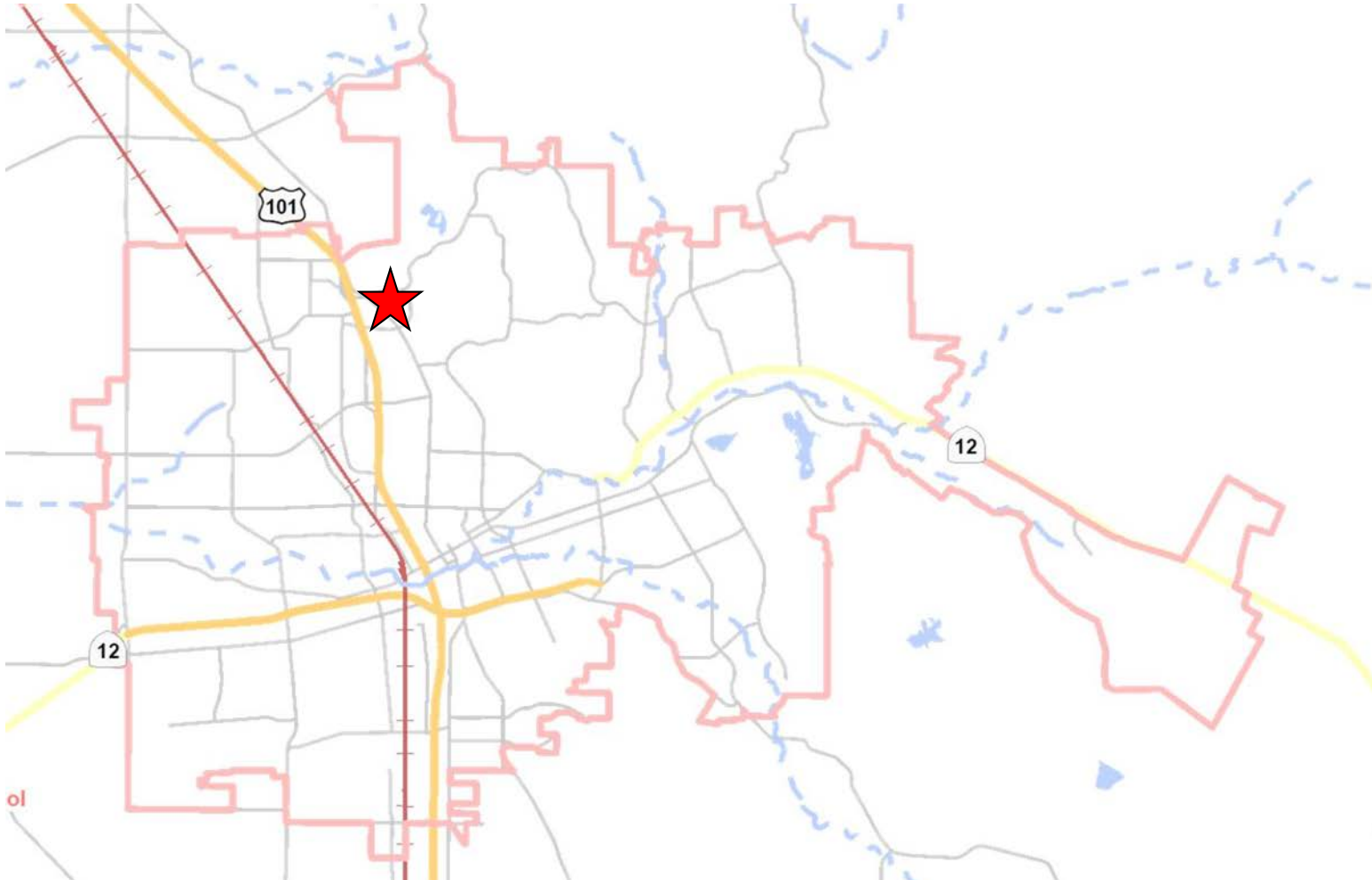
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January 14, 2020

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Planning and Economic Development

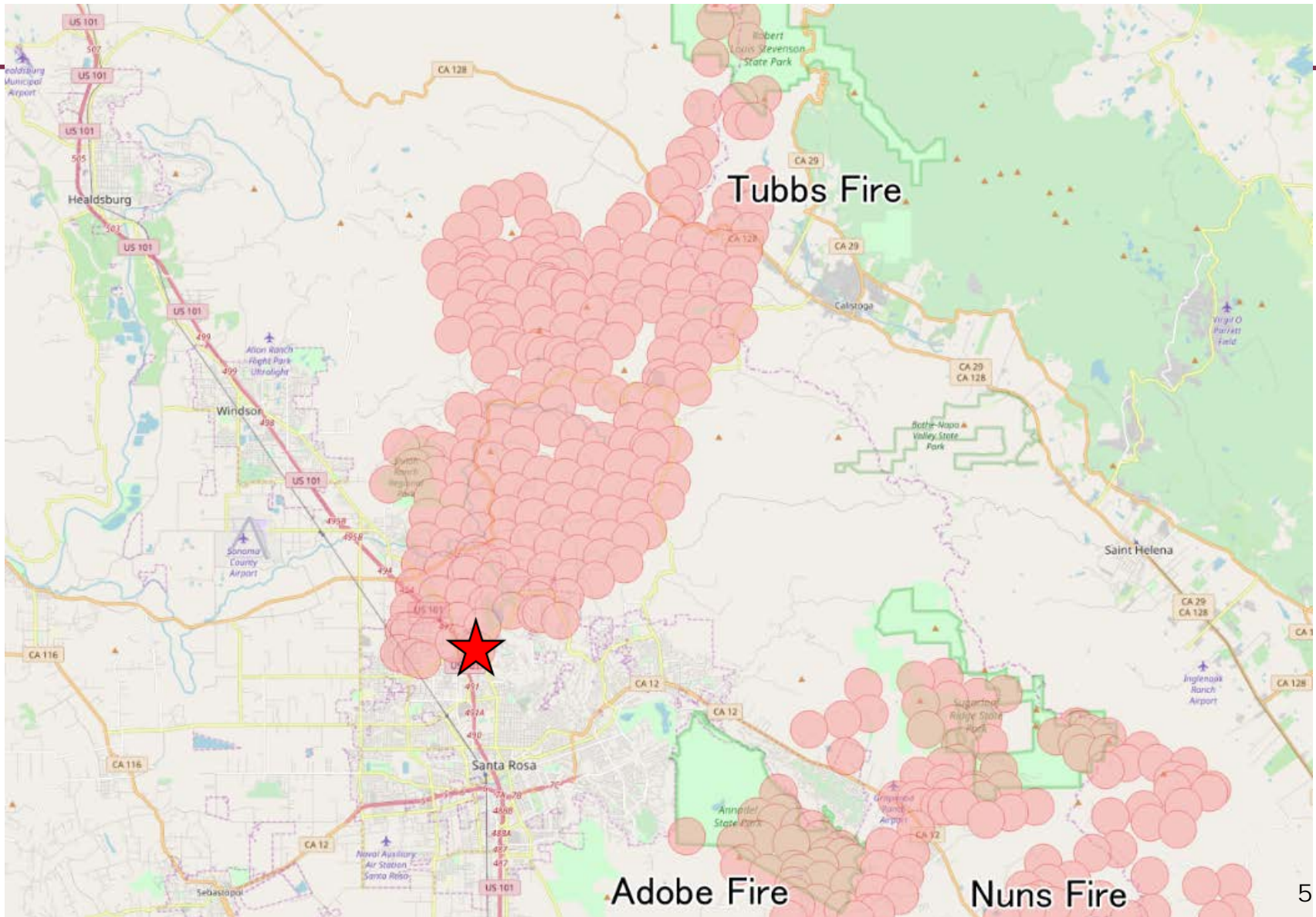
- Request for Council approval of the Journey's End Mobile Home Park Relocation Impact Report prepared in accordance with Santa Rosa City Code 20-28.100 (J) (Resilient City Mobile Home Park Conversions)

# Journey's End Mobile Home Park 3575 Mendocino Avenue



- October 8, 2017: The Tubbs and Nuns Fires damaged or destroyed thousands of residential and commercial structures
- Approx. 3,000 homes in the City of Santa Rosa city limits; 5% of the city's housing stock
- Journey's End Mobile Home Park included 160 total units plus 1 managers unit; 73% loss with 117 units destroyed

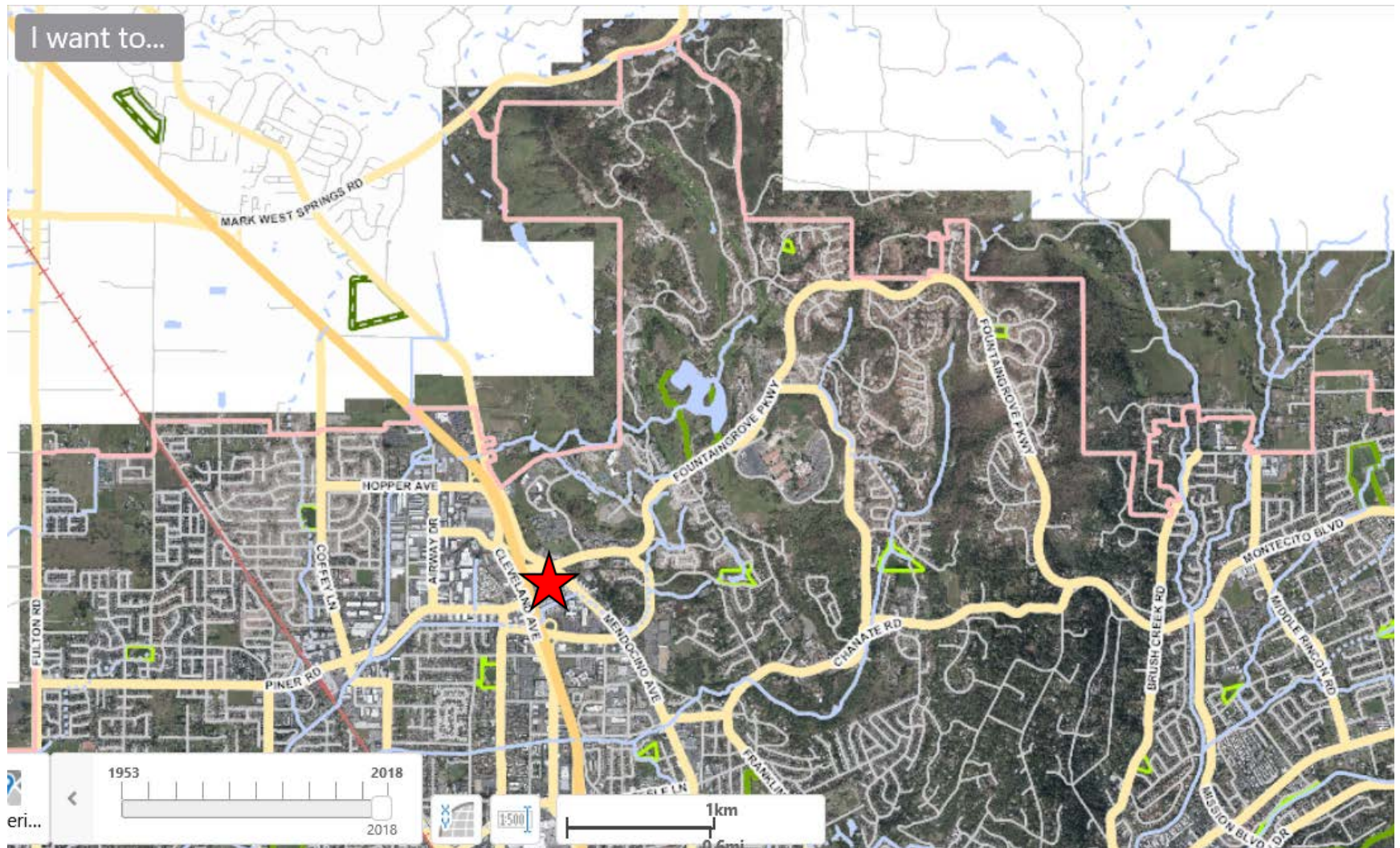
# Tubbs Fire – October 2017





# Journey's End Mobile Home Park

## 3575 Mendocino Avenue





# Journey's End Mobile Home Park 3575 Mendocino Avenue



- October 24, 2017: Council adopted by urgency ordinance, Section 20-28.100, Resilient City (-RC) Combining District
- October 1, 2019: Council amended the RC Combining District to address a park closure process following a natural disaster
  - Establishes eligibility (park has >50% unit loss)
  - Clarifies and streamlines the public process



# Mobile Home Park Closure & Relocation Impact Report

- State law and local ordinance direct the process by which a mobile home park may be closed
- Purpose of a park closure and relocation impact report is to document the impacts to park residents caused by the closure and to address the impacts through mitigation measures as a condition of conversion

# Public Process & Notification

<b>October 21, 2019</b>	Request filed to close park
<b>November 1, 2019</b>	Notice of Application – sent by Park owner to owners & tenants
<b>December 2, 2019</b>	Notice of Informational Meeting; includes copy of Report
<b>December 16, 2019</b>	Informational Meeting held
<b>January 4, 2020</b>	Notice of Public Hearing

## Finding Required

- To approve the Report, the Council must find that the mitigation measures proposed address the impacts caused by the conversion, closure or cessation of use of the mobile home park upon park residents in terms of:
  - The cost of relocation;
  - Scarcity of similar comparable housing within a reasonable proximity to the City; and
  - The significantly higher costs of other types of housing in the immediate area if park residents cannot relocate to other mobile home parks.



# Impact Report Requirements

- Eligibility & qualified consultant
- Map and description of the parks conditions post disaster, including status of homes and infrastructure
- Status of park owners and renters
- Survey of comparable mobile home parks
- Analysis of impacts and mitigation measures to address impacts of closure and relocation

# Determinations and Conditions

- The conditions must mitigate the adverse impact on the mobile home owner's ability to find adequate housing
- The cost of the conditions must not exceed the reasonable cost of relocation after deducting any compensation received by the mobile home owner or tenant from other sources to compensate for displacement or damage arising from the disaster

# Determinations and Conditions

- Examples of conditions may include various forms of payment and/or the setting aside of a certain number of affordable units for the displaced should the park convert to another residential use
- Another alternative is for the mobile home owners or tenants and the park owner to reach an agreement on mutually satisfactory compensation or other benefits to address the impacts of the closure.



# Journey's End Relocation Impact Report Conditions

- A total of 160 homes and one manager's unit
- The subject Report focuses on the 88 owners whose mobile homes were impacted by wildfire and who:
  - Owned their mobile homes; and
  - Whose homes were destroyed; and
  - Who have not entered into an agreement with the park owner

# Journey's End Relocation Impact Report Conditions

- Mitigation proposed is in the form of payment in an amount roughly equal to six months average space rent and a one month security deposit in the park; \$4500 per household
- In addition: rent and utilities forgiven by the park owner immediately following the fire; Insurance proceeds and benefits; and granting priority to prior qualified residents for any new affordable housing units built on the park site should it redevelop in the future

# Journey's End Relocation Impact Report Conditions

- The 24 tenants whose resided in mobile homes that were destroyed by wildfire are subject to traditional landlord/tenant law – and not subject to this report
- The 44 households whose mobile homes were not destroyed have entered into agreements with the park owner – and not subject to this report
- The 4 vacant homes and one managers unit were under park ownership – and not subject to this report



## Exempt from the California Environmental Quality Act (CEQA):

- CEQA Guidelines Section 15378, as the proposed ordinance is not a “project”.
- The “common sense exemption” set forth in CEQA Guidelines Section 15061(b)(3).

It is recommended by the Planning and Economic Development Department that the Council:

- by Resolution, approve the Journey's End Mobile Home Park Relocation Impact Report prepared in accordance with Santa Rosa City Code 20-28.100.J (Resilient City Mobile Home Park Conversions)

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